

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

March 2, 2017 (Agenda)

LAFCO 17-02 Pauletto Annexation to the Goleta Sanitary District

PROPONENT: Property Owners by Petition.

ACREAGE & LOCATION The proposed annexation includes 1.35 acres comprised of two legal lots which have on Assessor Parcel Number 067-210-031. The addresses of the proposed annexation are 340 and 342 Pebble Hill Place. **(Exhibits A and B).**

PURPOSE: To provide wastewater services to two reconfigures lots so that each existing single family dwelling occurs on its own lot. The resulting lots will both be less than one acre in size and will therefore need to be served with public sewer. As such, APN 067-210-031 will need to be annexed to the Goleta Sanitary District to receive sewer services. The residences are currently utilizing septic tanks.

GENERAL ANALYSIS:

Description of Project

1. Land Use, Planning and Zoning - Present and Future:

The parcel is developed with single family residences and accessory structures. The parcel is zoned 10-R-1, residential by Santa Barbara County with a 10,000 sf minimum parcel size. No changes in land uses would occur as a result of the proposed annexation. Both lots would continue to be used for residential purposes.

2. Sphere of Influence:

The proposal area is within the Goleta Sanitary District's Sphere of Influence and is contiguous to the District.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Regional Housing Needs:

There would be no change in Regional Housing Needs as a result of this proposal.

5. Topography, Natural Features and Drainage Basins

The property is flat. Pebble Hill Place terminates at the southern end of the property. An existing sewer manhole occurs in the center of the cul de sac. Connecting the existing residences to the existing public sewer main would involve trenching to install the lateral connections. No significant natural features would be affected by the lateral connection.

6. Population:

There are two existing residences on the site. There are less than 12 registered voters making the property uninhabited.

5. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

Upon annexation, the Goleta Sanitary District would provide and sanitary sewer service to the existing residences. The site is already within the Goleta Water District. The property will receive the same level and range of service from the Goleta Sanitary District as other properties currently served by the district. Other services would continue to be provided by the County of Santa Barbara and special districts. There will be no changes in the level of service provided by these agencies.

The "Plan for Providing Services within the Affected Territory," indicates the ability of the Goleta Sanitary District to adequately serve this site.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is zoned for residential use and as such does not provide any agricultural uses.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. APN 067-210-031 is presently within Tax Rate Area 066026. The net assessed value of land is \$856,425 and improvements is \$305,863 for a net value of \$1,162,288 on the 2016-17 roll.

The Goleta Sanitary District requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval. The Tax Collector will add to assessments on the regular tax bill levied against the residence.

7. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, determined that the Lot Line Adjustment of subsequent annexation is Categorical Exempt – Class 15305 and 15301(l) prepared a Notice of Exemption.

In addition, Commission staff has determined that the annexation to the Goleta Sanitary District is Categorical Exemption – Class 15319, Annexation of Areas Containing Existing Structures and has prepared a Notice of Exemption. **Exhibit C.**

9. Landowner and Annexing Agency Consent:

As the applicant, the landowner consents to annexation to the Goleta Sanitary District.

The Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are definite and certain.

Conclusion:

Annexation of the parcel to the Goleta Sanitary District is a condition of Lot Line Adjustment Case No. 09LLA-0000-00008 and is recommended for conditional approval. The resulting lots will both be less than one acre in size and will therefore need to be served with public sewer

The property owners have applied to annex the project site for wastewater services for the development. The project site is within the Goleta Sanitary District's sphere of influence. Annexation to the district is a logical next step to allow connection to the District wastewater collection and treatment system.

EXHIBITS

Exhibit A	Vicinity Map of the Proposed Annexation
Exhibit B	Detail Map of the Proposed Annexation
Exhibit C	Notice of Exemption
Exhibit D	Proposed Resolution Approving the Annexation

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal and resolution (**Exhibit D**) as follows:

- a. Find the proposal to be Categorically Exempt (Class 20) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- b. Approve the proposal, known as the Pauletto Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- c. Approve the proposal, known as the Pauletto Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- d. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- e. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

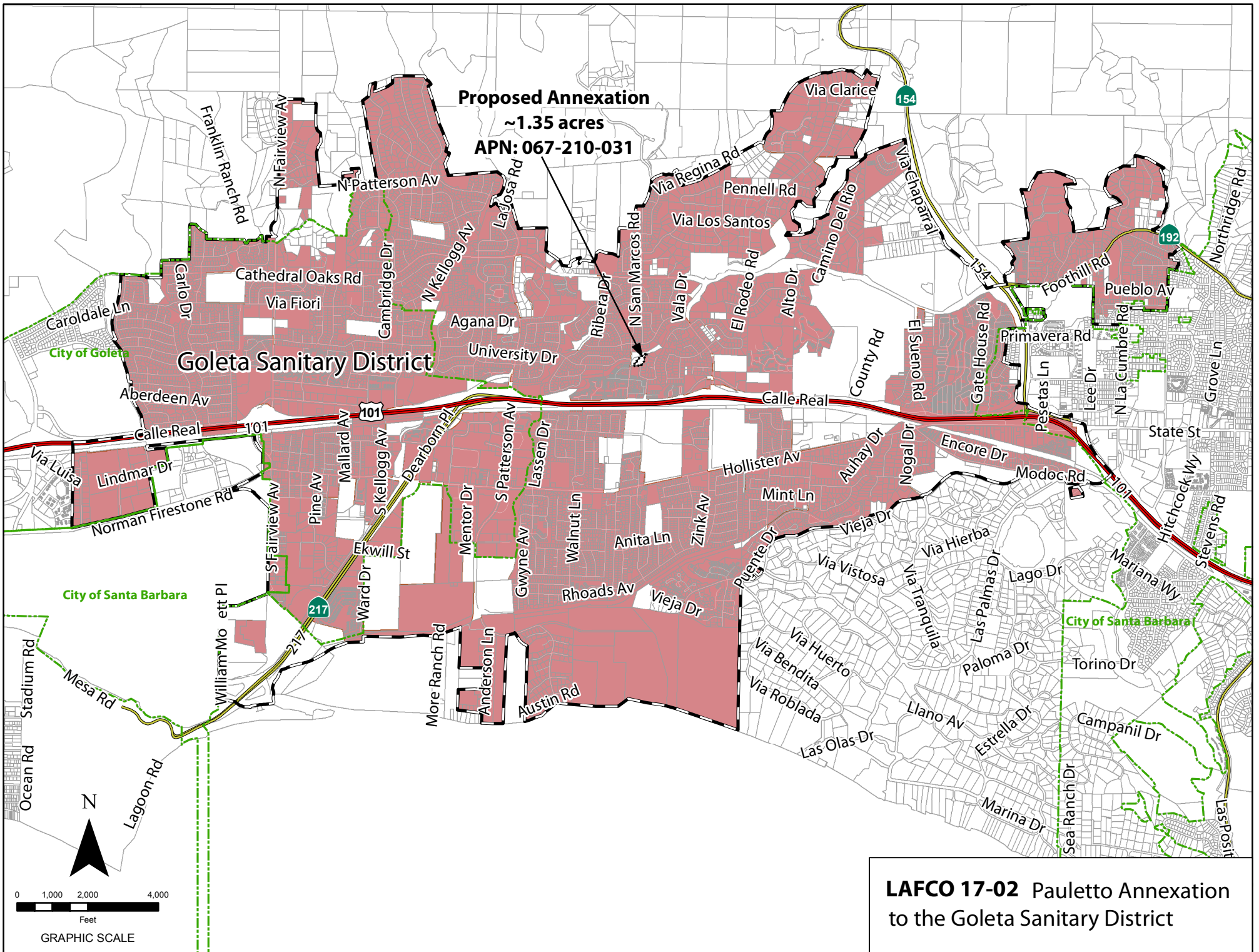
Approve OPTION 1.

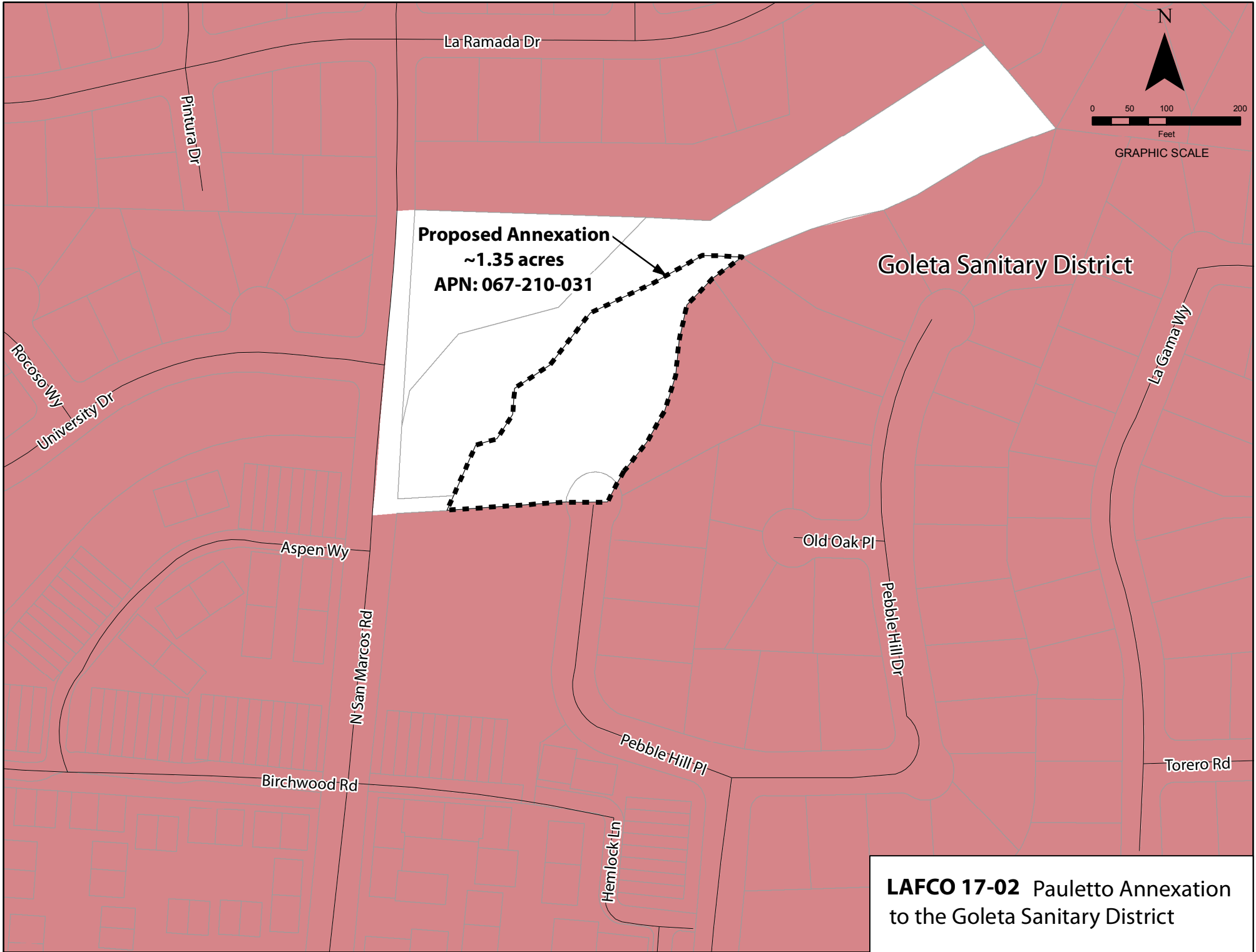


---

PAUL HOOD

Executive Officer  
LOCAL AGENCY FORMATION COMMISSION





**LAFCO 17-02** Pauletto Annexation to the Goleta Sanitary District

**NOTICE OF EXEMPTION**

**Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code**

**TO:** County Clerk  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

**FROM:** Local Agency Formation Commission  
105 East Anapamu Street, Room 407  
Santa Barbara CA 93101  
805/568-3391

**PROJECT TITLE:** LAFCO 17-02 Pauletto Annexation to the Goleta Sanitary District

**PROJECT LOCATION AND DESCRIPTION:**

The proposed annexation is comprised of 1.35 acres comprised of two legal lots located at 340 and 342 Pebble Hill Place, Goleta, CA 93111.

The proposed annexation not involve any commitment to a CEQA project because wastewater services will be provided to two existing residences as a condition of a lot line adjustment. The proposal is exempt from CEQA pursuant to CEQA Guidelines Section 153319, which provides an exemption for:

“Class 19: Annexations of certain areas containing existing structures and certain small parcels.”

The Santa Barbara Local Agency Formation Commission approved the above-referenced project on March 2, 2017 and has determined it to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:  
Project is a funding mechanism is exempt from CEQA pursuant to CEQA Guidelines Section 15319.
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

**By:** \_\_\_\_\_  
**Commission Secretary**

**Date:** \_\_\_\_\_



LAFCO RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE PAULETTO  
ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a. Find the proposal to be Categorically Exempt (Class 20) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- b. Approve the proposal, known as the Pauletto Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- c. Approve the proposal, known as the Pauletto Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District

- d. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- e. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

This resolution was adopted on March 2, 2017 and is effective on the date signed by the Chair.

AYES:

NOES:

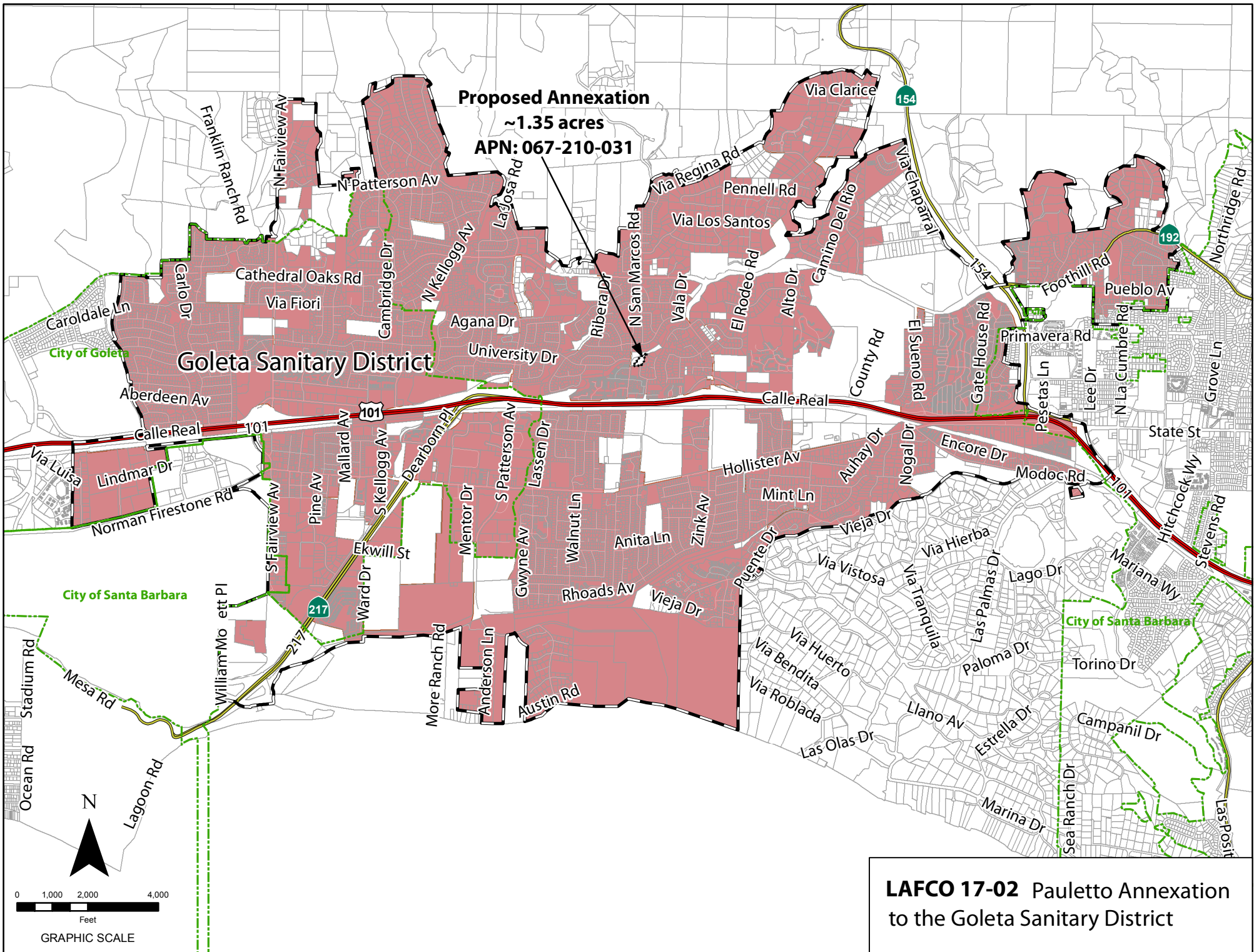
ABSTAINS:

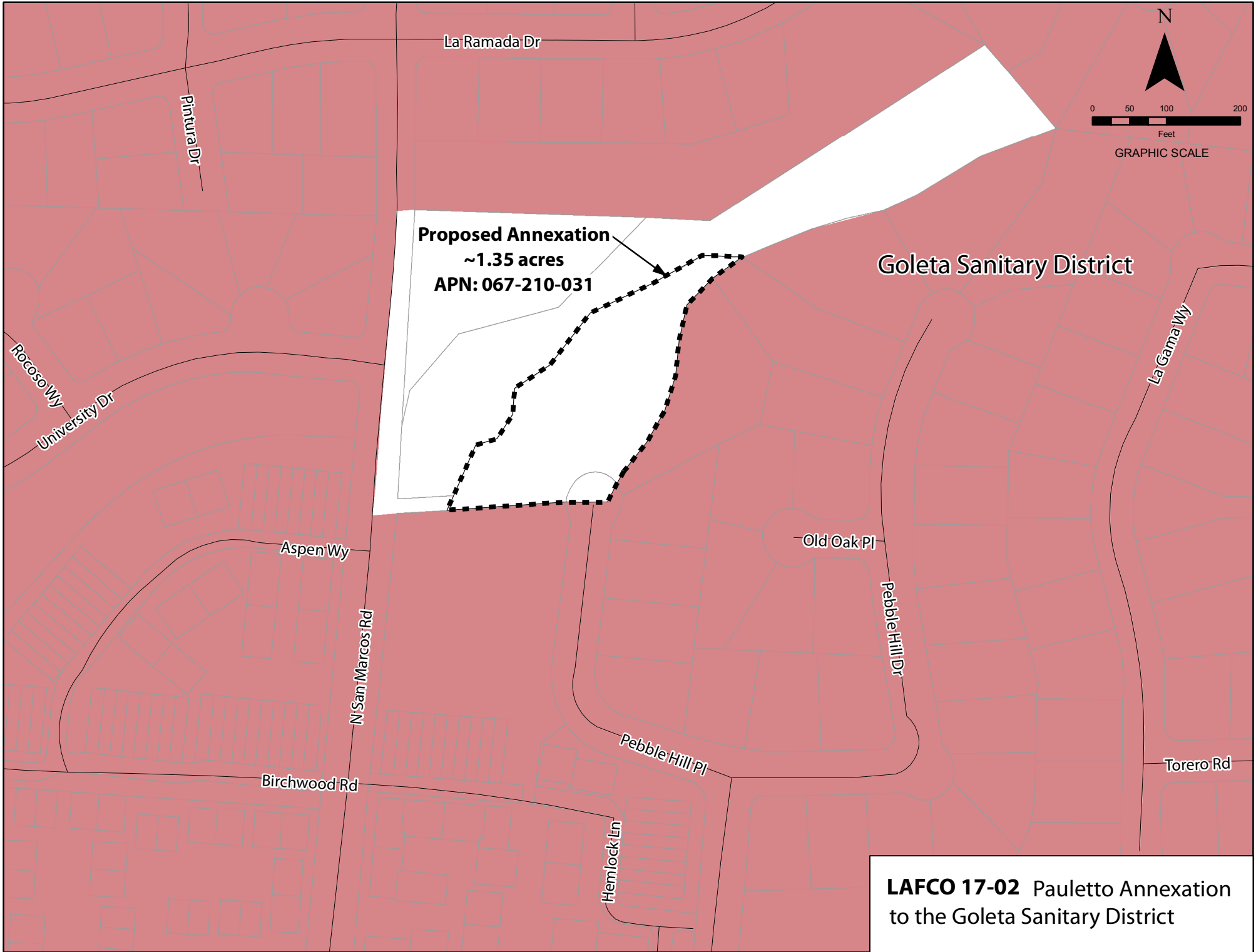
Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair  
Santa Barbara Local Agency  
Formation Commission

ATTEST

\_\_\_\_\_  
Jacquelyne Alexander, Clerk  
Santa Barbara Local Agency Formation Commission





**Proposed Annexation**  
**~1.35 acres**  
**APN: 067-210-031**

**Goleta Sanitary District**

**LAFCO 17-02** Pauletto Annexation  
to the Goleta Sanitary District

# NOTICE OF EXEMPTION

## Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

**TO:** County Clerk  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

**FROM:** Local Agency Formation Commission  
105 East Anapamu Street, Room 407  
Santa Barbara CA 93101  
805/568-3391

**PROJECT TITLE:** LAFCO 17-02 Pauletto Annexation to the Goleta Sanitary District

### PROJECT LOCATION AND DESCRIPTION:

The proposed annexation is comprised of 1.35 acres comprised of two legal lots located at 340 and 342 Pebble Hill Place, Goleta, CA 93111.

The proposed annexation not involve any commitment to a CEQA project because wastewater services will be provided to two existing residences as a condition of a lot line adjustment. The proposal is exempt from CEQA pursuant to CEQA Guidelines Section 153319, which provides an exemption for:

“Class 19: Annexations of certain areas containing existing structures and certain small parcels.”

The Santa Barbara Local Agency Formation Commission approved the above-referenced project on March 2, 2017 and has determined it to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:  
Project is a funding mechanism is exempt from CEQA pursuant to CEQA Guidelines Section 15319.
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

**By:** \_\_\_\_\_  
**Commission Secretary**

**Date:** \_\_\_\_\_

LAFCO RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE PAULETTO  
ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a. Find the proposal to be Categorically Exempt (Class 20) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- b. Approve the proposal, known as the Pauletto Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- c. Approve the proposal, known as the Pauletto Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District

- d. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- e. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

This resolution was adopted on March 2, 2017 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair  
Santa Barbara Local Agency  
Formation Commission

ATTEST

\_\_\_\_\_  
Jacquelyne Alexander, Clerk  
Santa Barbara Local Agency Formation Commission